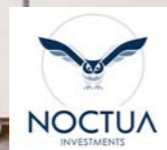


GOLDEN TRIANGLE MALL

www.shopgoldentriangle.com

Denton | Texas

weitzman[®]





AT THE CENTER OF IT ALL

Golden Triangle Mall stands out as THE great retail destination in the fast-growing Denton trade area.

- 784,000 SF
- Key location with more than 193,000 vpd
- \$60 million renovation completed in late 2015 with:
 - anchor and storefront renovation
 - reconstructed entrances
 - new 50 ft pylon sign
 - new parking lot and landscaping
- High profile anchors including:
 - Macy's
 - JCPenney
 - Dillard's
 - H&M
 - Barnes & Noble
 - Ross Dress For Less
 - DSW



GOLDEN TRIANGLE TRADE AREA: NORTH TEXAS' BOOMING MARKET

The Region

Golden Triangle Mall benefits from its key location in the greater Denton, Texas, trade area, an epicenter of booming residential growth. Within the trade area, the population has increased a phenomenal 100.3 percent since 2000. Today, the trade area incorporates approximately 360,000 people in more than 128,000 households.

Dense Daytime Population

Golden Triangle Mall, situated with direct access to the trade area's commercial and retail districts, reports dense daytime population totals of more than 319,000. Daytime population is important for retailers and restaurants, as it drives traffic throughout the day.



ONE OF THE
TOP 25
FASTEST GROWING US CITIES

DEMOGRAPHICS

The Golden Triangle Mall trade area offers:

Density: 2018 Population

5-mile	155,482
10-mile	293,240
Trade area	363,690

Growth: Population Growth (2018-2023)

5-mile	10.8%
10-mile	13.9%
Trade area	16.6%

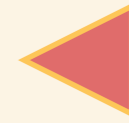
Wealth: Avg HH income

5-mile	\$76,568
10-mile	\$99,993
Trade area	\$89,211

Traffic throughout the day: Daytime Population

5-mile	154,340
10-mile	259,820
Trade area	319,574

GOLDEN TRIANGLE MALL TRADE AREA



POPULATION
GROWTH
2000-2018

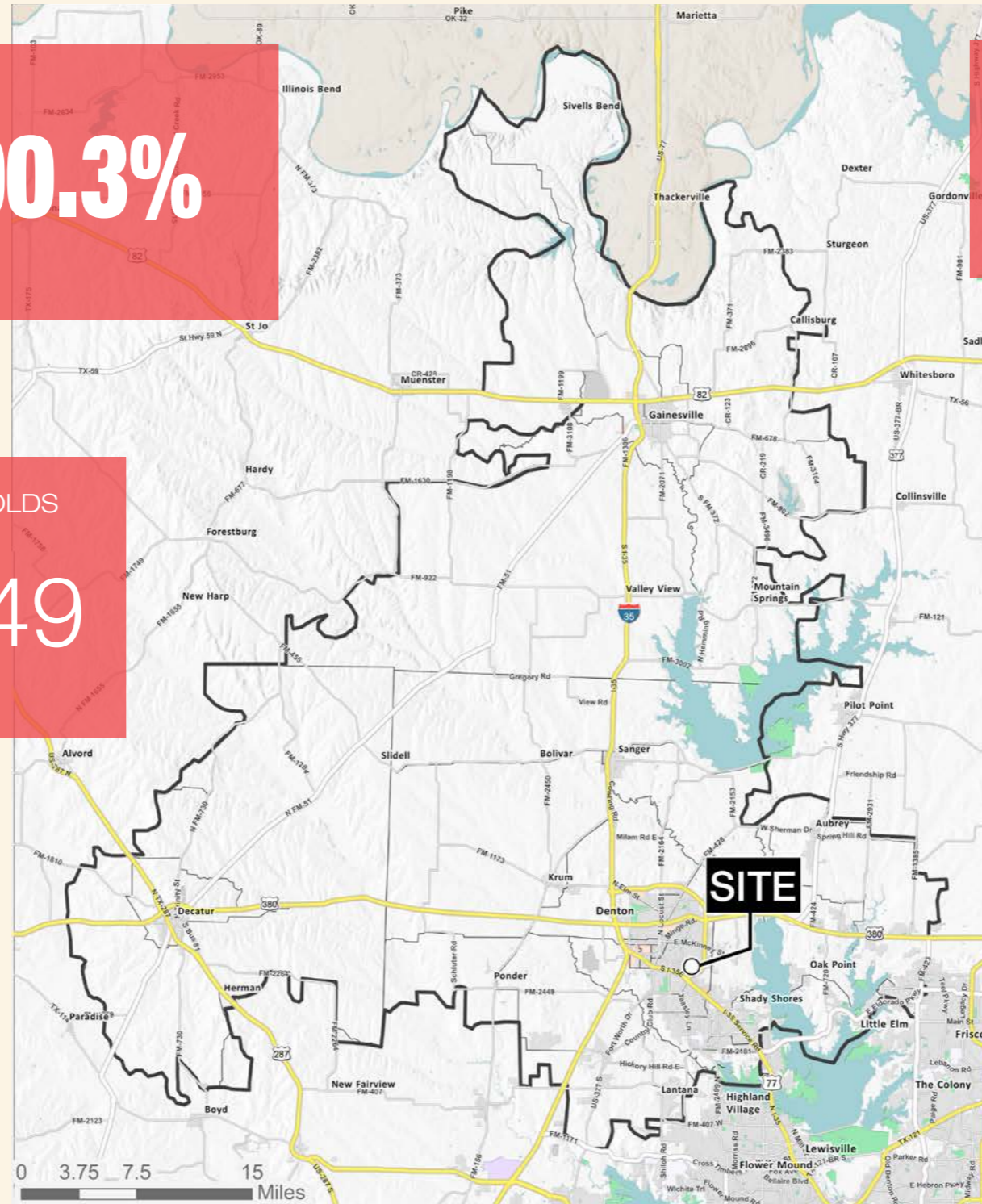
100.3%

2018 POPULATION

363,690

TOTAL HOUSEHOLDS

128,249



FOOD SERVICE LOCATIONS

53 WITHIN
1-MILE

84 WITHIN
2-MILES

ALCOHOL CONSUMPTION

\$9,150,133

STORES WITHIN
2-MILE RADIUS

314

TOTALING

2,772,803 SF




DENTON IS ABOUT:

MUSIC Denton, home to the internationally recognized University of North Texas School of Music, is the Music Capital of North Texas. Famous Denton musicians include Nora Jones, Sarah Jaffe, Midlake, The Baptist Generals, Bowling for Soup ... the list goes on. Music is part of the landscape in Denton, and Golden Triangle Mall features only Denton music as part of its Denton Proud tradition.

**MOST LIVABLE CITY
IN TEXAS**

ARTS Denton is home to the world-class Murchison Performing Arts Center, as well as eight additional performing arts venues. Museums include the Denton County Courthouse Museum, the Denton County African American Museum and the Hangar 10 Aviation Museum.



HIGHER EDUCATION Denton is home to two major universities – the University of North Texas and Texas Woman’s University, as well as the thriving community college, North Central Texas College. The vitality offered by the student population of more than 61,000 students and the universities’ large presence keeps Denton one of the most vibrant communities in North Texas.

COMMUNITY Denton offers proximity to Dallas and Fort Worth while retaining its own unique charm. The city offers multiple universities, museums, sporting venues, parks and historic districts, including Town Square, that rank among the best in Texas.

**NO. 6 HIGH-TECH
HOTSPOT IN THE U.S.,
AND HOME TO ABOVE
61,000 UNIVERSITY
STUDENTS**

SPORTS Apogee Stadium, home of University of North Texas Mean Green football team, is located in North Denton. Opened in 2011, the horseshoe-shaped bowl seats 30,850, putting fans close to the action and offering excellent views from every seat.

GOLDEN TRIANGLE MALL | SITE PLAN



GOLDEN TRIANGLE MALL | AT A GLANCE

Project Details

Regional Enclosed Mall, Built in 1980
 Location: NEC of IH-35 & Loop 288
 Denton, Texas
 Renovated in 2015
 Total Mall GLA: 784,200 SF
 Occupancy: 96%

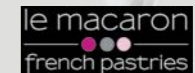
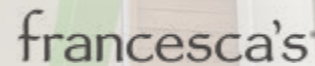
Renovation included

- Construct new exterior facade
- Redesign and enhance mall entrances
- New exterior landscaping and graphics
- Renovate mall common area
- Open the existing ceiling to provide more natural light
- Additional lights to create a warmer shopping experience
- New amenities including furniture, interior landscape, fixtures and directories
- Upgrade tenant storefronts to match newest prototypes
- New property graphics program
- Added free Wi-Fi throughout the property
- Remodeled children's play area

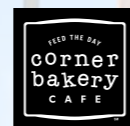
ANCHORS



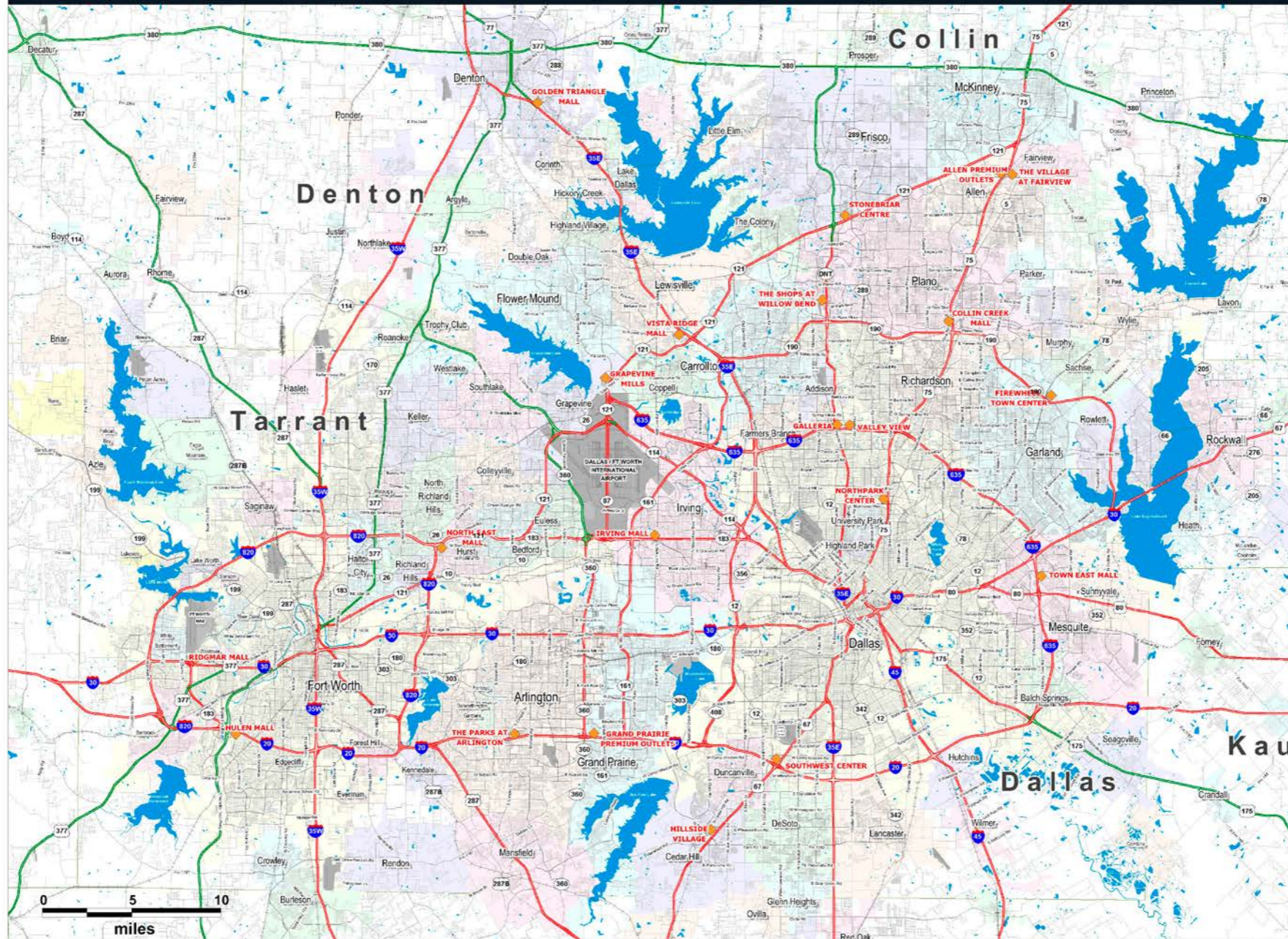
OVER 90 SPECIALTY STORES & RESTAURANTS INCLUDING



OUTPARCELS



DALLAS | FORT WORTH METROPLEX



DISTANCE & DRIVE TIMES FROM GOLDEN TRIANGLE MALL

Shopping Center	Distance	Drive Time
Music Center Mall	17.20 m	25 min
Grapevine Mills Mall	20.80 m	31 min
Southlake Towne Square	24.20 m	37 min
Stonebriar Center	28.30 m	37 min
Galleria Dallas	29.00 m	37 min
The Shops at Willow Bend	24.50 m	40 min
Allen Premium Outlets	37.20 m	49 min
The Village at Fairview	37.30 m	49 min
Tanger Outlet Fort Worth	18.90 m	33 min

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

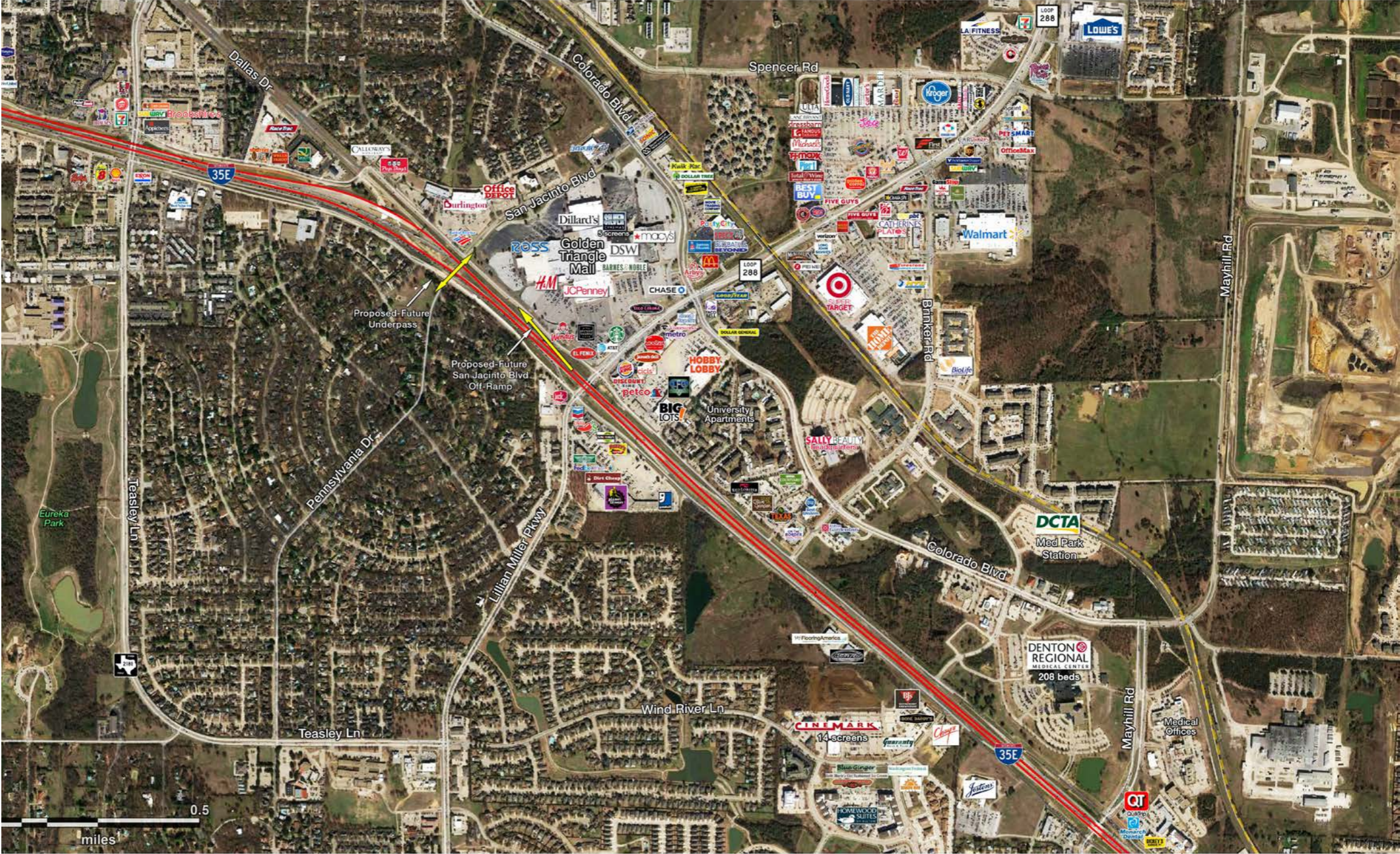
Map Date: August 2015
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GOLDEN TRIANGLE MALL | DRIVE TIME MAP

GOLDEN TRIANGLE MALL | AERIAL

GOLDEN TRIANGLE MALL | DENTON, TX 76205



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weitzman®

GOLDEN TRIANGLE MALL | ANCHORS



GOLDEN TRIANGLE MALL | ANCHORS

GOLDEN TRIANGLE MALL | ANCHORS



GOLDEN TRIANGLE MALL | INTERIOR



GOLDEN TRIANGLE MALL | INTERIOR



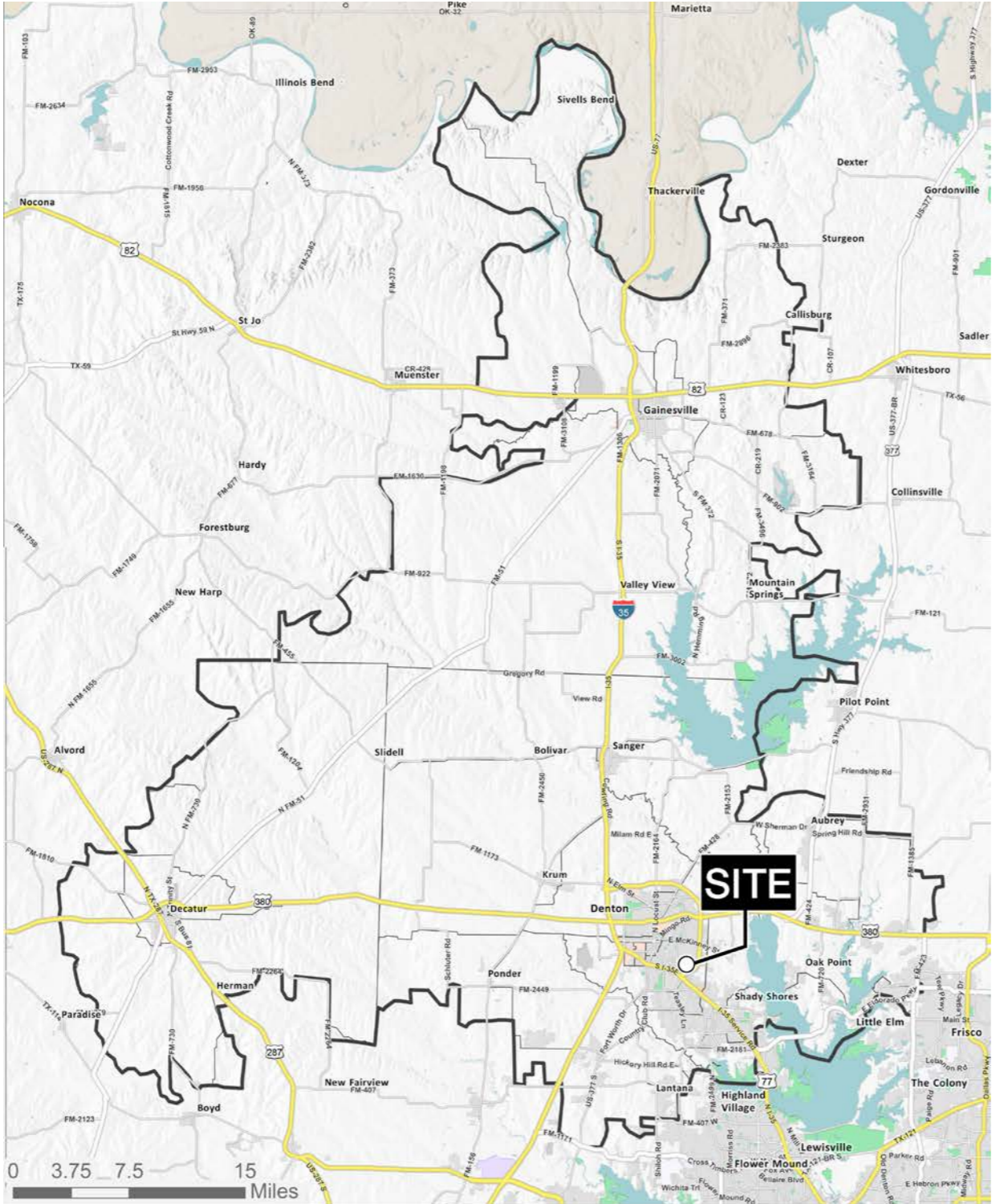
GOLDEN TRIANGLE MALL | EXTERIOR



Golden Triangle Mall



GOLDEN TRIANGLE MALL | POPULATION



POPULATION

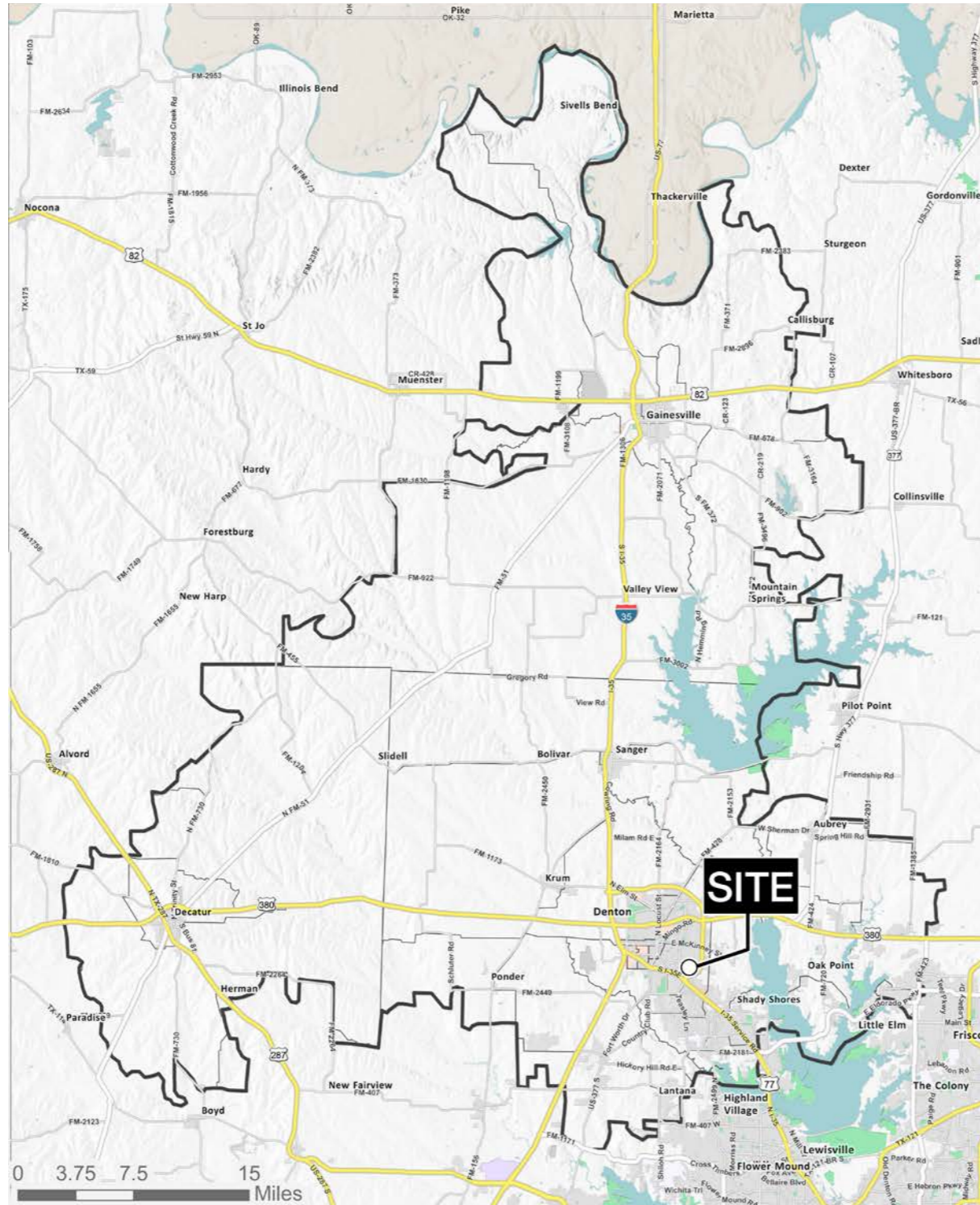
2023

5-MILE
172,366

10-MILE
334,657

TRADE AREA
424,210

SOURCE: ESRI | 2018



HOUSEHOLDS

2023

5-MILE
63,131
HOUSEHOLDS

2.57
AVG HH SIZE

10-MILE
119,152
HOUSEHOLDS

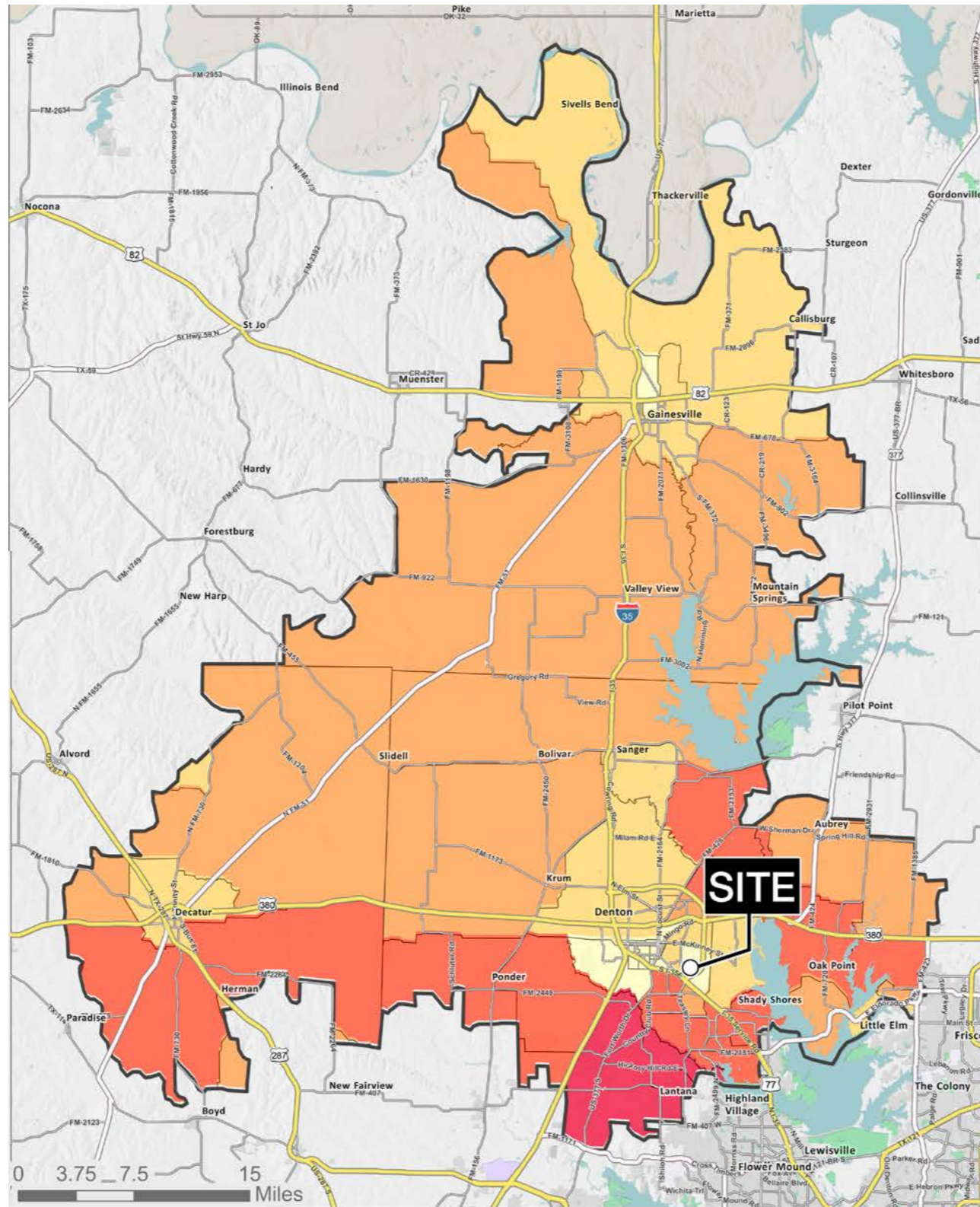
2.72
AVG HH SIZE

TRADE AREA
149,102
HOUSEHOLDS

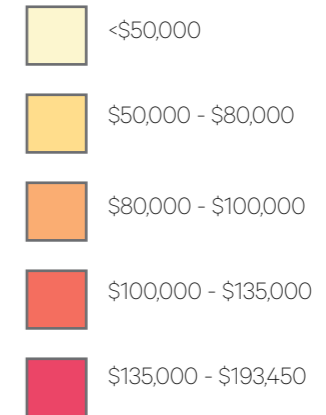
2.77
AVG HH SIZE

SOURCE: PITNEY BOWES | 2016

HOUSEHOLD INCOME



AVERAGE HOUSEHOLD INCOME



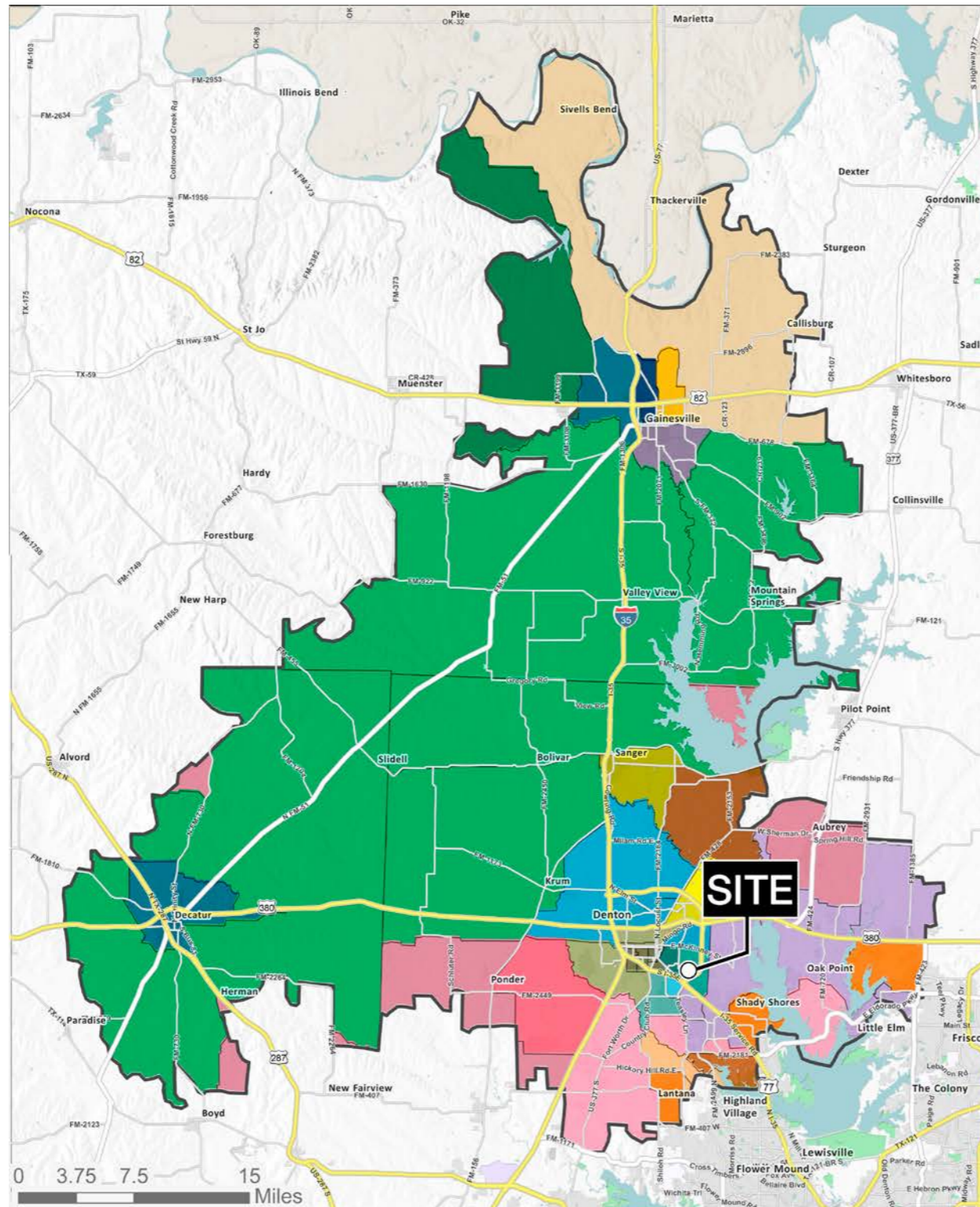
Average household income within the Golden Triangle Mall trade area is a healthy \$100,697, but there are a significant number of neighborhoods with average incomes well above that. Over 15% of the households within the area earn more than \$150,000, and more than 8% earn over \$200,000. The wealthier neighborhoods are clustered closer to the mall.
(SOURCE: ESRI | 2018)

2018 Average Household Income
by census tract

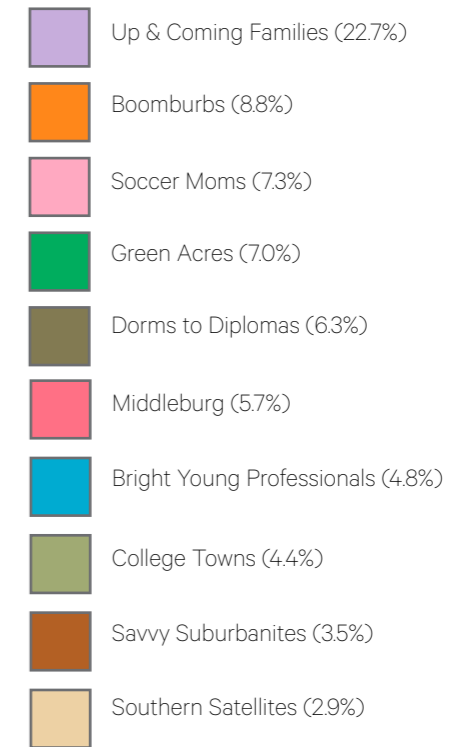
ESRI 2018

PSYCHOGRAPHIC SEGMENTS

Click on the map to view segment profiles.



AVERAGE HOUSEHOLD INCOME



The predominant life group segments within the trade area are mapped here. LifeMode groups are comprised of households that share common traits. The groups are then further divided into segments that are similar in terms of household demographics. Data is from ESRI's Tapestry psychographic profiles. The trade area is diverse, but generally dominated by young families with children. Within the trade area radius, the largest lifestyle group only comprises 22.7% of the households, and the top five groups only represent slightly over 50% of the trade area. As expected in a college town, students make up one of the top categories. (ESRI 2018)

PSYCHOGRAPHIC PROFILES

click to view	click to view	click to view	click to view	click to view
UP & COMING FAMILIES	BOOMBURBS	SOCCER MOMS	GREEN ACRES	DORMS TO DIPLOMAS
22.7%	8.8%	7.3%	7.0%	6.3%
MEDIAN AGE: 31.4 years	MEDIAN AGE: 34.0 years	MEDIAN AGE: 37.0 years	MEDIAN AGE: 43.9 years	MEDIAN AGE: 21.6 years
MEDIAN H.H. INCOME: \$72,000	MEDIAN H.H. INCOME: \$113,400	MEDIAN H.H. INCOME: \$90,500	MEDIAN H.H. INCOME: \$76,800	MEDIAN H.H. INCOME: \$16,800
MEDIAN HOME VALUE: \$194,400	MEDIAN HOME VALUE: \$350,000	MEDIAN HOME VALUE: \$257,400	MEDIAN HOME VALUE: \$235,500	AVERAGE RENT: \$1,025
HOME OWNERSHIP: 73.9%	HOME OWNERSHIP: 84.0%	HOME OWNERSHIP: 84.9%	HOME OWNERSHIP: 86.1%	HOME OWNERSHIP: 7.5%
DIVERSITY INDEX:* 73.9	DIVERSITY INDEX:* 63.2	DIVERSITY INDEX:* 50.8	DIVERSITY INDEX:* 26.0	DIVERSITY INDEX:* 55.8

* THE DIVERSITY INDEX SUMMARIZES RACIAL AND ETHNIC DIVERSITY, SHOWING THE LIKELIHOOD THAT TWO PERSONS CHOSEN AT RANDOM BELONG TO A DIFFERENT RACE OR ETHNIC GROUP. 0 REPRESENTS NO DIVERSITY AND 100 REPRESENTS TOTAL DIVERSITY.

UP & COMING FAMILIES



17.3%

OF THE TRADE AREA

\$72,000

MEDIAN HH INCOME

\$194,400

MEDIAN HOME VALUE

Young, ethnically diverse families in new housing subdivisions. Most live in suburban outskirts of large metropolitan areas. These young families carry debt from credit card balances, student loans and mortgages, but their incomes can support spending levels that are slightly above the national average. A similar, but even more diverse segment, American Dreamers, makes up an additional 1.5% of the trade area.

- Ambitious and hard-working, with dual incomes
- Busy with work and family and use home and yard services to save time
- Spend leisure time on family activities and sports
- Rely on the internet for entertainment, information, and banking.

BOOMBURBS



59.1%
OF THE TRADE AREA

\$113,400
MEDIAN HH INCOME

\$350,000
MEDIAN HOME VALUE

Young, married-couple families with children living in affluent new neighborhoods on the periphery of urban areas. These residents are slightly less diverse than the national average with a diversity index of 63.2, just below the US index of 64.0. Whites make up around 68% of this group, while Asians and Hispanics each make up about 15%. Average spending by these consumers is 20% higher than the national average.

- Spending is focused on entertainment, recreation and family activities
- They drive late model imports, SUVs and luxury cars
- Style in personal appearance and their homes is a high priority
- They own the latest digital devices and use them widely

SOCCER MOMS



7.3%

OF THE TRADE AREA

\$90,500

MEDIAN HH INCOME

\$257,400

MEDIAN HOME VALUE

These mostly married couples live an affluent, family-oriented lifestyle in the suburban periphery to metropolitan areas. With typically two wage earners, their income is above the national average, and they spend on family purchases such as movies, children's clothing and toys and visits to theme parks or zoos. Diversity is lower than the U.S. as a whole.

- Live in single-family homes in newer neighborhoods
- Two to three vehicles with a long commute to work
- Highly connected, banking and paying bills online
- Enjoy outdoor activities and sports

GREEN ACRES



7.0%

OF THE TRADE AREA

\$76,800

MEDIAN HH INCOME

\$235,500

MEDIAN HOME VALUE

Predominantly white, conservative consumers living in rural areas, mostly in older homes with acreage. These consumers enjoy gardening and outdoor living, with hunting and fishing, motorcycling, hiking and camping being popular. These cautious consumers focus on quality and durability. Trucks, SUVs, ATVs and motorcycles are popular.

- Income is from wages and salaries, but also self-employment and investments
- They bank and pay bills online, but don't view the Internet as entertainment
- Buy lawn and garden tools to support their rural lifestyle
- Active in their communities and social organizations

DORMS TO DIPLOMAS



6.3%

OF THE TRADE AREA

\$16,800

MEDIAN HH INCOME

\$1,025

AVERAGE RENT

These young consumers are on their own for the first time, living in a mix of dorms, on-campus and off-campus housing. They are just learning about finances, and still establishing preferences for certain products. School and part-time work, take up many hours of the day, but the remainder is filled with socializing and fun. Another 4.4% of the trade area consists of the similar, but slightly older segment, College Towns.

- Online generation, having grown up with the Internet and cell phones, their cell phone is never out-of-reach
- Many walk, bike or carpool to class
- Enjoy movies, bars and the latest music
- Participate in many sports and activities on and off campus



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